



Offers Over £325,000 Leasehold



Keyes Lodge, King Edward Avenue,
Dartford



PROPERTY DESCRIPTION

RE/MAX are delighted to offer for sale this immaculate 2nd floor retirement apartment, with long lease, close to Dartford town centre shops and amenities, and transportation links including Dartford Station. This property comprises large double bedroom, luxury fitted kitchen, living room, and shower room. Further benefits include double glazing, juliet balcony, parking provisions, owner's lounge, well-being suite, bookable guest suite for visitors, and communal gardens. Total Internal Area approx: 518.03 sq ft (48.22 sq m). EPC Rating B83





ROOM DESCRIPTIONS

Second Floor

Entrance Hall

Carpeted, ceiling coving, dado rail.

Living Room

4.90m x 3.46m (16' 1" x 11' 4") Carpeted, ceiling coving, radiator, double glazed windows, double glazed door leading to juliet balcony.

Kitchen

2.50m x 2.37m (8' 2" x 7' 9") Vinyl flooring; range of soft-closing gloss wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; fitted electric hob; fitted oven; integrated fridge, integrated washing machine, stainless steel extractor hood, wall-mounted electric heater, extractor fan, double glazed windows.

Bedroom

3.87m x 2.87m (12' 8" x 9' 5") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Shower Room

2.23m x 1.87m (7' 4" x 6' 2") Vinyl flooring, tiled walls, w/c wash-hand basin, wall-mounted vanity cupboard; large shower enclosure with thermostatic shower; extractor fan.

Large Storage Cupboard

Carpeted.

Communal Lounge

Facility to socialise with other residents and visitors.
Regular events organised by site manager and residents.

Communal Wellbeing Suite

Facility to undertake lightweight cardiovascular exercise, and to book hair and beauty appointments.

Communal Garden

Immaculately maintained; lawn, mature flowerbeds, 2 patio areas with seating facility.

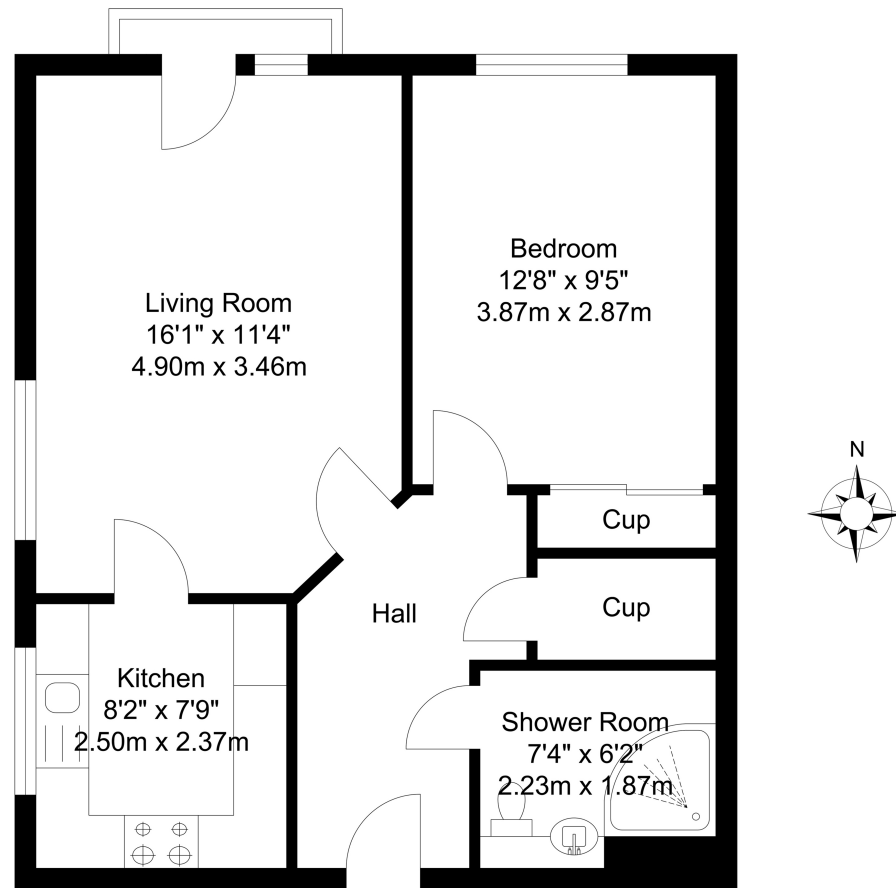
Parking

Parking provision for residents and visitors.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



TOTAL APPROX FLOOR AREA 519.03 SQ.FT. (48.22 SQ. M.)
For Identification Purposes Only.

